



ZONING INTERPRETATION RECORD

City of Flagstaff

Community Investments Division

Subject of Interpretation:

Signs within Flagstaff Central District.

Land Development Code Section Number:

10-08-001-0005B-6

Title of Section:

AREAS OF SPECIAL DESIGNATION: -- B. FLAGSTAFF CENTRAL DISTRICT – 6. DESIGN STANDARDS.

Cause for Interpretation:

To determine if window signs are counted toward the limitation on the number of building mounted signs within the Flagstaff Central District.

Interpretation:

Section 10-08-001-0005B-6a.(1) limits the number of individual building mounted signs to no more than two per business frontage, unless the business is located on two or more frontages, in which case a total of three individual signs are permitted. This would include any combination of a sign mounted on the wall of the building, a projecting sign or an awning/canopy sign - Section 10-08-001-0005B-6a.(4). In addition, under certain conditions, graphics may be painted directly on the wall of a building and counted as a building mounted sign - Section 10-08-001-0005B-6a.(5).

Some definitions from the Land Development Code are applicable to this issue.

Section 10-14-004-0001 -- **Building Mounted Sign** – *Any sign which is fastened, attached, connected or supported in whole or in part by a building, or architectural feature (emphasis added).*

An **Architectural Feature** is further defined as *a balcony, canopy, column, door, eave, roof, soffit, window, wing wall or similar three-dimensional exterior element of a building or structure that lends to the overall exterior form, context and appearance of a building or structure (emphasis added).*

The Definitions Chapter (10-14-004-0001) does not include a definition of a window sign. However, Section 10-08-001-0004E-2l defines a **Window Sign** as *a sign painted, etched, or otherwise permanently affixed to a permanently installed window in a building (emphasis added).*

Note that the Definitions Chapter includes a definition for Building Mounted Wall Sign, but as this phrase is not used within the context of this issue, it was excluded from this interpretation.

Based on these definitions, it is determined that within the Flagstaff Central District, **window signs are included in the limitation of the number of signs per building frontage**. As defined, a building mounted sign is located on the exterior of a building or architectural feature, and as provided in the definitions, windows are also considered an architectural feature. Therefore, the logical conclusion is that a window sign is considered a building mounted sign, and no more signs than are allowed per Section 10-08-001-0005B-6a.(1) may be installed on each building frontage.

Recommendations:

1. Unless the phrase “Building Mounted Wall Sign” is used elsewhere in the Land Development Code, consideration should be given to deleting it from the Definitions chapter to eliminate confusion.
2. The definition of “Architectural Feature” should be reviewed and possibly revised as part of the proposed rewrite of the Signs section of the Land Development Code.
3. A definition for Window Sign should be added to the Definitions chapter.

Interpretation by: _____ **Date:** _____
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Community Code Administrator